

10/02/06 - Monday, October 2, 2006

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of October 2, 2006

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Kaiser, Vande Loo, Davis, FitzGerald, Kayser, Waedt and Ms. Kincaid

Staff Present: Messrs. Tufte, Reiter, Ivory, Genskow

The meeting was chaired by Mr. Levandowski.

1. REZONING (Z-1362-06) - R-M and R-4P to CBD-P, Luther Hospital

and

REZONING (Z-1363-06) - I-1 and C-3 to CBD-P, Luther Hospital Parking Lot

Luther Hospital has submitted two requests for rezoning parts of their hospital campus. Request Z-1362-06 is for property located on the south side of Chestnut Street, from Whipple Street to the bike trail. The General Development Plan is for the existing Luther Hospital use of a parking lot and day care facility. This rezoning will make this portion consistent with the main campus zoning. The one concern from staff is the setback for development on the north side of Fulton Street, which should be 20' because of the setback of the existing homes on the south side on Fulton Street. The Waterways and Parks Commission also requested a 20' setback along the bike trail.

Request Z-1363-06 is a similar request to rezone the area along the south side of Cameron Street, which has been developed into a parking lot for the hospital. The General Development Plan is the existing parking lot. Again, staff recommends a 20' setback along the south side of Cameron Street to match the required setback for the properties to the north and abutting.

Bob DeVille, Director of Facilities at Luther Hospital, spoke in support. He stated the hospital had no objections to the setbacks.

Mr. Vande Loo moved to recommend Rezoning Z-1362-06 with the recommendations for 20' setbacks along Fulton Street and the bike trail. Mr. Waedt seconded and the motion carried. Ms. Kincaid abstained.

Mr. Davis then moved to recommend Rezoning Z-1363-06 with the recommended 20' setback along Cameron Street. Mr. FitzGerald seconded and the motion carried. Ms. Kincaid abstained.

2. CONDITIONAL USE PERMIT (CZ-0631) - Gas Station, 2717 Birch Street

and

SITE PLAN (SP-0637) - Gas Station, Gordy's IGA

Gordy's County Market has submitted a request to develop a gas station to be located at the southeast corner of Birch Street and Pine Street, and to approve the site plan for the project. The site plan shows a 32' x 36' building with a canopy pump island for up to 8 vehicles. There is a loss of 58 stalls; however, the center is still 54 stalls above the required parking. The Public Works Director submitted comments on the lack of public sidewalk for Pine Street next to this site. He recommended an additional 20' of right-of-way for Pine Street to provide an added traffic lane and the sidewalk.

Joe Theisen, representing J. Theisen Realty, spoke in support. He stated the owners are in agreement with the conditions and have realized the traffic needs for Pine Street.

No one appeared in opposition.

Mr. FitzGerald moved to approve the request and the site plan with the conditions listed in the staff report, amending #8 to include showing property lines moved south and showing improvements to the west along Pine Street, including sidewalk, landscaping, trees, and new parking stalls moved to the east. Mr. Kaiser seconded and the motion carried.

3. FINAL PLAT (P-11-02 AMD) - Skyline West, Setback Amendment

Ken Guenther has submitted a request to amend the final plat for Skyline West to allow a 8' x 8' storage shed within the 50' setback to the rear of this property along I-94 at 2445 Kenora Parkway. The 50' setback along I-94 is imposed by the State DOT in its plat review. The applicant has received a waiver from the State for this storage shed. Since this final plat is approved by the City, the City will need to amend the plat to allow this shed within the setback. Mr. Tufte noted there are substantial tree plantings to the rear and the shed will not be visible from the highway.

Ken Guenther, applicant, appeared in support.

Mr. Kaiser moved to recommend approval of the amendment. Mr. Vande Loo seconded and the motion carried.

4. **SITE PLAN (SP-0638) - Action City, Outdoor Go-cart Track**

Mark Steil has submitted a site plan for an outdoor go-cart track to be developed on the north side of Action City building, south of I-94, at 2402 Lorch Avenue. The site plan shows the existing 18-hole mini-golf course to the north of the existing building, with the go-cart track to the east. There is sufficient existing parking on site.

Mark Steil stated that he has met with the owner of Florian Gardens, and they moved the track away from his facility. He tested the sound of the track with the highway and found the track cars are lower in decibels than the interstate highway traffic. Only 8 cars can operate at a time.

Mr. Vande Loo moved to approve the site plan with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

5. **DISCUSSION ITEMS**

A. Luther Hospital Parking Lot Improvements

Luther Hospital is in the process of modifying its north parking lot in preparation for a future building addition, which will be submitted in the near future. These modifications do not require site plan review, but the staff wished to present this to the Commission for their information. The modifications result in a loss of 128 stalls, which are replaced with the new lot on Cameron Street to the west. The traffic flow through the site and access to the site is improved.

Bob DeVile, Luther Hospital, spoke on the potential timeline for near future expansion of the hospital campus and improvements to the campus, such as better patient entrances.

B. North Riverfronts Down Zoning

Mr. Tufte updated the Commission on issues with the North Riverfronts down zoning as proposed by the neighborhood. The staff is recommending a RM-P zoning for the area north of Madison Street and the neighborhood is in general agreement with the approach. New multi-family development will be by conditional use and will be required to be similar to adjacent developments.

Bernie Trettin, President of the North Riverfronts Neighborhood Association, spoke in favor of the down zoning and the approach as suggested by staff. He recommends addition of special provisions to their General Development Plan as presented by staff.

Ann Dohm, 658 Galloway Street, spoke in support. She stated that she preferred the

R-2 zoning but will support the RM-P zoning with restrictions on multi-family development.

The next step will be the presentation of the rezoning amendments at public hearings later this fall.

C. East Side Hill Neighborhood Plan

Mr. Ivory presented a draft of the Eastside Hill Neighborhood Plan to the Commission. The process for this plan began in January of 2006. Mr. Ivory reviewed the outline of the plan with the problems and issues as>

D. Issues - Sub-area Plan, Town of Union

Mr. Tufte outlined for the Commission an update of a sub-area plan with the Town of Union as provided in the Comprehensive Plan. Meetings have been ongoing with Town officials and their staff. Planning issues and conflicts are being>

Mr. Tufte reviewed the four study areas, with most discussions focusing on Area 1, which is partly in the city around the I-94/Hwy. 312 interchange and surrounding town land. This is the area most likely to see development pressure in the near future. The next meeting with the Town is October 12, 2006, and future meetings will be scheduled as needed.

Judy Bechard, Town of Union Chair, addressed the Commission on the work and the communication between the City and the Town.

E. Development Map and Report

Mr. Ivory reviewed the 2005 Development Map and Report for the Commission. He touched on the highlights and trends for residential, commercial, and industrial development in the City.

MINUTES

The minutes of the meeting of September 18, 2006, were approved.

Fred Waedt

Secretary